

2021R-023120

FILED

JONESBORO DISTRICT

CRAIGHEAD COUNTY, ARKANSAS

CANDACE EDWARDS, CLERK & RECORDER

09/23/2021 12:21:39 PM

FFF- 25 00

PAGES: 3

APRIL COOPER

Job No. 100875

Tract No. 11

**TRUSTEE WARRANTY DEED  
WITH PARTIAL CONTROL OF ACCESS**

**KNOW ALL MEN BY THESE PRESENTS:**

THAT I, **Michael Ray Weaver, Trustee of The Ray H. Weaver Revocable Trust dated September 16, 1996, Grantor**, and being duly authorized by the Trust Agreement, for and in consideration of the sum of **TWENTY-THREE THOUSAND EIGHT HUNDRED AND NO/100 DOLLARS (\$23,800.00)**, and other good and valuable consideration, cash in hand paid by the Arkansas State Highway Commission, the receipt and sufficiency of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the **Arkansas State Highway Commission, Grantee**, and unto its successors and assigns forever the following lands, together with all abutter's existing, future and potential common law or statutory rights of access between the herein described property and the Grantors' remaining abutting and contiguous land except that access hereinafter specifically reserved, save and except such minerals therein and thereunder, as oil, gas, distillate, condensate, salt water and its component parts, and all other hydrocarbons which do not interfere with the surface use for highway purposes, lying and being described as follows, to-wit:

Part of Lot 2A of the replat of Lot 2 of Old Greensboro Commons, also being part of the Northwest Quarter of the Northwest Quarter of Section 10, Township 14 North, Range 4 East, Craighead County, Arkansas, more particularly described as follows:

Commencing at a point being used as the Southeast Corner of Lot 2 of Old Greensboro Commons as shown in Plat Book 12 at Page 248; thence North 88°51'02" West along the South lot line a distance of 493.44 feet to a

*This instrument was prepared by  
David S. Long, Title Attorney  
Arkansas Department of Transportation  
P.O. Box 2261, Little Rock, Arkansas 72203-2261*



point on the Easterly right of way line of Arkansas State Highway 351 North (Old Greensboro Road) as established by ARDOT Job 100875 for the POINT OF BEGINNING; thence North 88°51'02" West along said South line a distance of 13.59 feet to a point on the Easterly right of way line of Arkansas State Highway 351 North (Old Greensboro Road) as established by AHTD Job 10847; thence North 19°23'44" West along said right of way line a distance of 73.91 feet to a point on the North Lot line of Lot 2 of Old Greensboro Commons; thence North 70°33'56" East along said North lot line a distance of 12.48 feet to a point on the Easterly right of way line of Arkansas State Highway 351 North (Old Greensboro Road) as established by ARDOT Job 100875; thence South 19°34'31" East along said right of way line a distance of 78.68 feet to the point of beginning and containing 961 square feet more or less as shown on plans prepared by ARDOT Job 100875.

MSL 6/1/2020 REV. WHK 4/8/2021REV. WHK 6/11/2021

**This conveyance is made for the purpose of a partially controlled access highway facility. There is reserved and excepted to Grantor its successors and assigns, the right of direct access as shown on the right of way plans from Station 113+71.00 RT to Northern Property Line.**

TO HAVE AND TO HOLD the same unto the said Arkansas State Highway Commission and unto its successors and assigns forever.

And Grantor hereby covenants with the said Grantee that Grantor will forever warrant and defend the title to said lands against all lawful claims, whatsoever.

IN WITNESS WHEREOF, The Ray H. Weaver Revocable Trust dated September 16, 1996, has caused these presents to be executed by its duly authorized trustee on this 30 day of August, 2021.

**The Ray H. Weaver Revocable Trust  
dated September 16, 1996**

*Michael Ray Weaver, Trustee*  
**Michael Ray Weaver, Trustee**


**TRUSTEE  
ACKNOWLEDGMENT**

STATE OF **ARKANSAS**  
COUNTY OF **Craighead**

BE IT REMEMBERED, that on this day before the undersigned, a Notary Public within and for the County and State aforesaid, duly commissioned and acting, appeared in person Michael Ray Weaver, to me well known, who stated that he was duly authorized in his capacity as Trustee to execute the foregoing instrument for and in the name and behalf of said trust, and further stated that he had executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and Seal as such Notary Public on this 30<sup>th</sup> day of August, 2021.

My Commission Expires: 3/13/29

  
\_\_\_\_\_  
, Notary Public

